

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JUNE 6, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

VARIANCE RELATED TO ZON-20397 AND VAR-20398

VAR-20399 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS - Request for a Variance to ALLOW A LOT WIDTH OF 50 FEET WHERE 60 FEET IS REQUIRED, TO ALLOW 60% LOT COVERAGE WHERE A MAXIMUM LOT COVERAGE OF 50% IS REQUIRED, TO ALLOW A REAR YARD SETBACK OF 13.33 FEET WHERE 15 FEET IS REQUIRED, TO ALLOW A SIDE YARD SETBACK OF ZERO FEET WHERE FIVE FEET IS REQUIRED, AND TO ALLOW A SIDE STREET (CORNER) SETBACK OF 6.5 FEET WHERE 15 FEET IS REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

3

City Council Meeting

9

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

1

City Council Meeting

5

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard protests and support
6. Backup referenced from the 04-12-07 Planning Commission Meeting Item 68

Motion made by GARY REESE to Approve Subject to Conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN abstained due to his personal relationship with ATTORNEY STEVEN STEIN.

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NOTE: COUNCILMAN WOLFSON disclosed he owns a piece of property within the notification area, at 601 South 7th Street, but since his property will not be affected by value any different than any other property owners, he will vote on the item.

Minutes:

See Item 103 for related discussion and Items 103 and 104 for related backup.

